

## MINUTES OF : Meeting of the Cemetery Commissioners

MEETING POSTED: YES

DATE: 3/21/2012 TIME: 2:00pm PLACE: Town Hall Room 126

MEMBERS PRESENT: Brewster Conant, Bill Klauer, Barbara Walsh

ALSO PRESENT: Shawn O'Malley, Allura Overstreet, James Snyder-Grant

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MEETING CALLED TO ORDER AT: 2:05pm

### OLD BUSINESS:

Review and sign minutes from 2/8/2012 meeting. Reviewed, motion to accept, 2<sup>nd</sup>, passed.

### NEW BUSINESS:

Discuss trustees contribution to salaries or lack thereof from the trust funds.

Motion to table this discussion to a later date, 2<sup>nd</sup>, motion carries.

Shawn requests money from trusts for seed, fertilizer, plantings, and the memorial day baskets and bouquets.

Motion to accept Shawn's request per attachment, 2<sup>nd</sup>, motion carries.

Request funds from Old Per-Care to reset another toppled monument in Mt. Hope – 200.00

Motion to approve, 2<sup>nd</sup>, motion carries.

Discuss temporary agreement signed by Commissioners in 2004 regarding Heath Hen Meadows.

This agreement expired in 2006. Shawn requests that the document be reviewed and renewed, consulting the Land Steward Committee and the Conservation Commission.

Motion to defer to a later date after the named committees have had time to review and offer their concerns. 2<sup>nd</sup>, motion carries.

Discuss the request of Dennis Ahern to have the town order a military marker to mark the grave of Lt. Pliny M. George

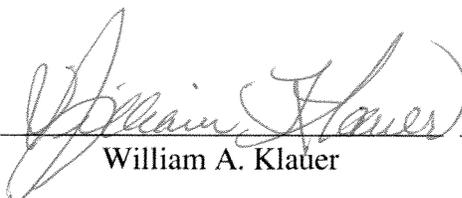
Motion to accept the request, 2<sup>nd</sup>, motion carries. Shawn and Allura will advise Mr. Ahern of the Commissioners decision.

Ken Dow requests an exception to place a second military flush marker on grave 1 L35 S8 Woodlawn. His brother Thomas Dow's cremains will be interred with their father in grave one. There is already a military marker for their father's military service on the grave.

Motion to approve the exception request, 2<sup>nd</sup>, motion carries. Allura will advise Mr. Dow.



Brewster Conant



William A. Klauer



Barbara Walsh

Discuss subdivision plan for former Madden property.

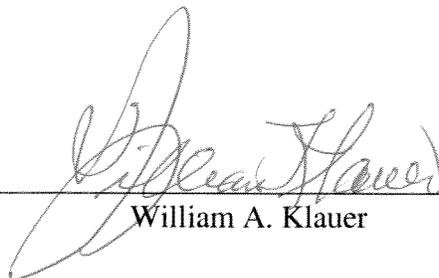
Bill Klauer has reviewed the Planning Board Application and has some specific concerns (see attachment). The Commissioners reviewed and concurred with Bills concerns. Bill Klauer will draft a letter to the Planning Board with their concerns over the validity of the lot lines submitted in the application as well as all the other concerns.

Meeting adjourned at : 3:15pm

Next meeting scheduled for: Special meeting called to approve letter to the Planning Board before their deadline of April 6, 2012. Meeting Scheduled for 4/4/2012 2pm Town Hall Room 126 (to be confirmed by Municipal Properties Secretary).



Brewster Conant



William A. Klauer



Barbara Walsh

# AGENDA FOR: Meeting of the Cemetery Commissioners

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SCHEDULED MEETING DATE: 3/21/2012      TIME: 2:00pm      PLACE: Town Hall Room 126

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Request funds from Old Per-Care to reset another toppled monument in Mt. Hope – 200.00

Discuss temporary agreement signed by Commissioners in 2004 regarding Heath Hen Meadows.

Discuss the request of Dennis Ahern to have the town order a military marker to mark the grave of Lt. Pliny M. George

Ken Dow requests an exception to place a second military flush marker on grave 1 L35 S8 Woodlawn. His brother Thomas Dow's cremains will be interred with their father in grave one. There is already a military marker for their fathers military service on the grave.

Discuss subdivision plan for former Madden property.

*Allura*

TOWN OF ACTON  
TRUST FUNDS  
FY12 MONTH JAN

ACCOUNT	BEG BAL	EXPENDITURES REVENUES		TRANSFERS IN (OUT)	END NON EXPEND BAL PER GIL June FY12	<CALCULATED> END EXPENDABLE BAL PER GIL June FY12	VAR.
		7/1/2011	7/1/2011				
T-31 WATSON FUND	7014	2,500.00	-	-	2,500.00	-	8,997.99
T-21 HOIT & SCOTT FUND	7015	6,457.25	(59.26)	-	500.00	6,397.99	-
T-10 DR ROBERT DAVIS	7016	897.11	(6.03)	-	1,000.00	851.08	1,351.08
T-20 FRANK HAYWARD	7017	1,000.00	(17.04)	-	1,000.00	2,822.76	3,822.76
T-03 GEORGE AMES	7018	10,049.95	(68.54)	-	1,000.00	9,981.41	10,981.41
T-19 GEORGIA WHITNEY	7019	465.49	(4.40)	-	465.49	-	-
T-15 ROBBINS & AMES	7020	523.84	(13.78)	-	1,500.00	519.44	994.93
CAPTAIN ROBBINS	7021	1,500.00	(13.78)	-	21,210.08	1,590.58	3,090.58
T-13 ROBBINS WOODLAND	7022	85,701.81	(474.59)	-	2,500.00	85,227.22	106,437.30
T-34 JENKS FAMILY	7023	2,500.00	(91.45)	-	1,500.00	18,007.96	20,507.96
T-12 ELDRIDGE ROBBINS	7024	18,099.41	(18.72)	-	1,500.00	2,698.25	4,198.25
T-11 MARTHA DESMOND	7025	2,716.97	(1,208.55)	-	142,176.26	120,089.06	282,265.32
T-05 NEW PERPETUAL CARE	7026	121,297.61	(13.61)	-	3,000.00	2,051.20	3,051.20
T-25 RAYMOND MONUMENT	7027	2,064.81	(60.60)	-	1,102,721.00	6,201.30	9,201.30
T-06 OLD PERPETUAL CARE	7028	6,261.90	(64.80)	-	700.00	54,798.46	1,157,519.46
T-04 ARLETTE APPELYARD	7029	1,102,721.00	(2,043.40)	-	2,000.00	13,831.38	14,531.38
T-26 RAYMOND CARE	7030	25,057.47	(51.77)	-	2,000.00	168,488.83	344,748.75
T-35 MARY SMITH FUND	7031	700.00	(48.98)	-	2,000.00	5,220.16	7,220.16
T-27 HOSMER	7032	13,896.18	(19.25)	-	2,000.00	4,594.49	6,594.49
T-29 WETHERBEE	7033	178,259.92	(1,087.32)	-	102,238.95	2,317.67	4,317.67
T-36 ERNEST JONES	7034	140,569.66	(882.16)	-	10,000.00	139,472.34	241,711.29
T-24 BLANCHARD	7035	10,000.00	(13.04)	-	1,000.00	129,818.60	139,818.60
T-07 AB CONANT FAMILY	7036	1,958.42	(61.38)	-	2,419.24	1,945.38	2,945.38
T-23 FRANK KNOWLTON	7037	2,419.24	(14.61)	-	1,000.00	6,955.43	9,374.67
T-22 MRS ONEIL	7038	7,016.81	(11.97)	-	3,000.00	2,274.89	3,274.89
T-33 WELLS	7039	2,289.50	(8.85)	-	76,977.01	1,683.74	2,683.74
PORTER JENKS	7040	1,000.00	(165.60)	-	3,000.00	1,609.87	1,982.26
DONALD & FREDA ROBBINS TRUST	7056.00	29,915.79	(364.59)	-	76,977.01	29,750.19	32,750.19
TOTAL CEMETERY TRUST FUND		5,157.05	(89.52)	-	20,000.00	4,792.46	81,769.47
		167.88		-	-	78.38	20,078.36
		2,483,143.66	(12,842.82)	-	1,684,040.34	822,070.50	2,506,110.84
				-		2,506,110.84	

Seed & Fertilizer	Richey & Clapper V# 578							FUND #	NAME OF TRUST
7026	\$ 1,125.00							7014	Watson
7028	\$ 1,125.00							7015	Hoit & Scott
								7016	Dr. Rbt Davis
								7017	Hayward
								7018	Ames
								7019	Whitney
								7020	Robbins & Ames
								7021	Capt. Robbins
								7022	Robbins Woodlawn
								7023	Jenks Family
								7024	EJ Robbins & Desc
								7025	Desmond
								7026	New Per-Care
								7027	Raymond Monument
								7028	Old Per-Care
								7029	Appleyard
								7030	Raymond lot
								7031	Smith
								7032	Hosmer
								7033	Wetherbee
								7034	Jones
								7035	Blanchard
								7036	Conant Family
								7037	Knowlton
								7038	O'Neil
								7039	Wells
								7040	Porter Jenks
								7059	Donald & Freda Robbins
<b>BARTLETTS</b>	<b>V# 61</b>								
Type	# Trays	Cost / Tray	Sub total		PO Breakdown				
Impatiens 4.25"	7	\$17.80	\$124.60		7023	\$ 334.12			
Begonia 4.25"	4	\$17.80	\$71.20		7032	\$ 334.12			
Vinca Vine 4"	1	\$15.80	\$15.80		7040	\$ 334.12			
Dahlia	3	\$17.80	\$53.40		7028	\$ 334.12			
Coleus 4.25"	4	\$17.80	\$71.20		7026	\$ 334.12			
Dusty Miller 4.25"	3	\$17.80	\$53.40						
Gazinia 4.25"	5	\$17.80	\$89.00		TOTAL	\$ 1,670.60			
Marigolds	4	\$17.80	\$71.20						
Petunias	6	\$17.80	\$106.80		Celebrations Account	01660			
Verbena Tuscany	2	\$17.80	\$35.60		82 doz ger. at 20.00/doz	\$ 1,640.00			
Zinia	3	\$17.80	\$53.40						
	0	\$17.80	\$0.00						
	0	\$17.80	\$0.00						
Geraniums 4.25"	44	\$20.00	\$880.00						
	0	\$20.00	\$0.00						
Delivery Charge		\$45.00	\$45.00						
Totals	86		\$1,670.60						
PO Break Down	Fund #	Fund name	Basket	Amount	Bouquet	amount	Total		
Rose of Sharon	7014	Watson	4	\$ 120.00		\$ -	\$ 120.00		
V# 596	7015	Hoit & Scott	1	\$ 30.00		\$ -	\$ 30.00		
	7016	Dr. Rbt Davis	1	\$ 30.00		\$ -	\$ 30.00		
	7017	Hayward	1	\$ 30.00		\$ -	\$ 30.00		
	7019	Whitney	1	\$ 30.00		\$ -	\$ 30.00		
	7022	Robbins Woodlawn	1	\$ 30.00		\$ -	\$ 30.00		
	7023	Jenks Family	2	\$ 60.00		\$ -	\$ 60.00		
	7024	EJ Robbins & Desc		\$ -	2	\$ 30.00	\$ 30.00		
	7025	Desmond	1	\$ 30.00	1	\$ 15.00	\$ 45.00		
	7029	Appleyard	2	\$ 60.00		\$ -	\$ 60.00		
	7030	Raymond lot	1	\$ 30.00	1	\$ 15.00	\$ 45.00		
	7031	Smith	2	\$ 60.00		\$ -	\$ 60.00		
	7032	Hosmer	1	\$ 30.00		\$ -	\$ 30.00		
	7033	Wetherbee	3	\$ 90.00	3	\$ 45.00	\$ 135.00		
	7034	Jones		\$ -	1	\$ 15.00	\$ 15.00		
	7035	Blanchard	1	\$ 30.00	1	\$ 15.00	\$ 45.00		
	7036	Conant Family		\$ -	2	\$ 30.00	\$ 30.00		
	7037	Knowlton	1	\$ 30.00		\$ -	\$ 30.00		
	7039	Wells	1	\$ 30.00	1	\$ 15.00	\$ 45.00		
			24	\$ 720.00	12	\$ 180.00	\$ 900.00		

## TERMS OF AGREEMENT

### FOR USE OF THE WOODED AREA OF MOUNT HOPE CEMETERY AS A TEMPORARY EXTENSION OF THE HEATH HEN MEADOW TRAILS

The cemetery is not to be used as an entrance to or an exit from the trails

No signs are to be posted on cemetery land

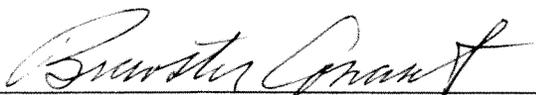
No litter is to be left on the premises

The conduct of persons using the wooded area of the cemetery shall be such that no one attending a funeral or visiting a lot shall be aware of their presence.

Concerns of any party of this agreement shall be discussed between the signing authorities in order that they may be rectified prior to review of the agreement.

As a means of encouraging continued amicable communication between the parties concerned, this agreement shall be effective for a period of two years from the date shown below, at which time, the Cemetery Commissioners shall review the terms and the impact of the agreement, if any, on the cemetery, before renewing the agreement on an annual basis.

Should this agreement be terminated at any time, for any reason, the bridges accessing cemetery land are to be removed by the Land Stewardship Committee.



Chairman of the Board of Cemetery Commissioners

BREWSTER CONANT

Feb 4, 2004

Date

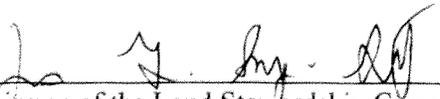


Chairman of the Conservation Commission

ANDREW D. MAGEE

Feb 4, 2004

Date



Chairman of the Land Stewardship Committee

JAMES SNYDER-GRANT

April 7, 2004

Date

## Allura Overstreet

---

**From:** ahern@TheWorld.com  
**Sent:** Monday, March 12, 2012 1:52 PM  
**To:** Allura Overstreet  
**Subject:** RE: next meeting?

Yes, please place on the agenda the issue of obtaining a stone from the Veterans Administration for Civil War veteran Lt. Pliny M. George. The details are in the email I sent to Sean. You will have to do it right away to get it on the agenda. I can email you the material.

> I'm sorry to hear that, I hope all is well. Let me just advise you  
> that if there is something you need to discuss it will have to be  
> placed on the agenda for the meeting posted with more than 48 hours notice.

>  
> Sincerely  
> Allura Overstreet

>  
> -----Original Message-----  
> From: Dennis Ahern [<mailto:ahern@world.std.com>]  
> Sent: Monday, March 12, 2012 12:31 PM  
> To: Allura Overstreet  
> Subject: RE: next meeting?

>  
> I was afraid of that. I have a 2:15 appointment in Concord.

>  
> On Mon, 12 Mar 2012, Allura Overstreet wrote:

>> Dear Mr. Ahearn,  
>> The next CemCom meeting is scheduled for 3/21/2012 at 2pm in room 126  
>> Town Hall

>> Sincerely,

>> Allura L. Overstreet  
>> Natural Resources Secretary  
>> 978-929-6642  
>> [cemetery@acton-ma.gov](mailto:cemetery@acton-ma.gov)

>> -----Original Message-----  
>> From: Dennis Ahern [<mailto:ahern@world.std.com>]  
>> Sent: Monday, March 12, 2012 10:39 AM  
>> To: Cemetery Department  
>> Subject: next meeting?

>> Sean,

>> Where and when is the next meeting of the Cemetery trustees? I'd like

March 16, 2012

Cemetery Commissioners  
Town of Acton, MA

Subject – Permission for Second Military Marker

Dear Commissioners:

My brother Thomas Dow recently past away in North Carolina and I am making his final arrangements. My family Russell and Irene Dow have a grave site in Woodlawn cemetery (Section 8, Lot 35) where my father was buried a number of years ago in grave site number 1. My father, being in the military, has a flush military marker on his site.

My brother Tom was cremated and it was his desire to be buried with his family in Acton. Tom was also in the military and a flush military marker has been ordered and received by the town for when we intern him at Woodlawn. The grave plot can accommodate four individuals. What I would like is to bury Tom's urn in the same grave space as my father, as well as place his flush marker above my fathers. That would maintain three empty places for my mother and two others. We are planning Tom's burial for May 19<sup>th</sup>.

I greatly appreciate your consideration of this request.

Sincerely

A handwritten signature in black ink, appearing to read "Kenneth W. Dow". The signature is written in a cursive style with a large initial "K".

Ken Dow  
9 Oneida Road  
Acton, MA

Areas of concern about proposed project.

- Existing conditions does not mention presence of Tool Shed nor Grand Army of the Republic lot on the new parcel
- Plan shows access road passing through the G.A.R. parcel
- The latest survey shows the property line between Mount Hope and the proposed housing in a different location than the 1893 and the 1977 surveys. Survey agrees until it reaches the area of the GAR lot then the angle increases this brings the development closer to the now developed portion of Mt. Hope
- No barrier will exist between the properties, there could be parking for events at the new homes and the residents could use the cemetery for their back yards. We have had complaints about the current noise levels and children on bicycles.
- Eliminates a portion of the 1978 plan by Grever & Ward which will result in less lots to sell
- Current owners of lots in the rear of Mt. Hope purchased them without adjacent houses. This may result in those who have not utilized their lots to sell them back to the Town
- Future sale of lots in this area may be difficult as there is no buffer between the proposed residences and the cemetery
- Places a portion of the G.A.R. lot and the Tool Shed on adjacent property
  
- Wells, as mentioned in our meeting with Mr. Marsh are not shown
- Abutters list does not include the Cemetery Commissioners nor the owners of lots within Mount Hope
- I do feel that if the Cemetery Commissioners need to approach the B.O.S. with our concerns, if you agree that there is no benefit to Mount Hope Cemetery

**R. WILSON & ASSOCIATES, Inc.**  
Land Surveyors and Civil Engineers  
676 Great Road, P.O. Box 236,  
Littleton, MA 01460  
Tel: 978-486-0203  
Fax: 978-486-0644

RECEIVED

February 27, 2012

Acton Planning Board  
Attn: Roland Bartl  
Acton Town Hall  
472 Main Street  
Acton, MA 01720

MAR 1 2012  
Town of Acton  
Planning Department  
# 3445  
\$ 2500.00

Re: Central Street P.C.R.C. Application

Dear Members of the Board:

I have enclosed an application package for a P.C.R.C. located on Central Street (Map F2B/Parcel 106, behind 12 Summer Street). This package includes the following:

1. P.C.R.C. Application
2. Draft Notice of Public Hearing
3. Development Impact Report
4. Site Description and Drainage Calculations
5. P.C.R.C. Plans (3 full size sets, 11 reduced sets, 3 sheets each)
6. Certified Abutters List

Please call me with any questions you may have regarding this application.

Sincerely,



Drew Garvin  
R. Wilson & Associates, Inc.

cc: File #1851

APPLICATION for a  
PLANNED CONSERVATION RESIDENTIAL COMMUNITY SPECIAL PERMIT

RECEIVED

Refer to the "Rules and Regulations for Planned Conservation Residential Community (PCRC) Special Permits" available from the Planning Department for details on the information and fees required for this application. Contact the Planning Department at 978-929-6631 with any questions concerning the Rules. Incomplete applications may be denied.

Please type or print your application.

Town of Acton  
Planning Department

3445  
\$2,500-

1. Location and Street Address of Site CENTRAL STREET (BEHIND 12 SUMMER ST.)
2. Name of Proposed Development CENTRAL STREET P.C.R.C.
3. Applicant's Name: MT. LAUREL REALTY (STEVE MARSH)  
Address: 304 GOODRICH RD, LUNENBURG, MA 01462  
Telephone: (978) 771-8935 E-Mail: kingst435@comcast.net
4. Record Owner's Name: WILLIAM D. CHISHOLM  
Address: 390 GOODRICH RD, LUNENBURG, MA 01462  
Telephone: \_\_\_\_\_ E-Mail: \_\_\_\_\_
5. Zoning District(s) of Parcel(s) R-4  
Town Atlas Map(s)/ Parcel Number(s) F2B/106
6. a) Total Area of Development 11.94 ac. b) Number of dwelling units proposed 3  
c) Number of Affordable Units 0 d) Number of Handicapped Units 0  
e) Total Area of Common Land 10.69 ac. f) Percent common land 89.6%  
Percent impervious 2.6%  
g) Total length of road(s) in feet: Public 0 Private 1,409  
h) Number of parking spaces: Total 12 Per unit 4  
i) Method of sewage disposal SEPTIC SYSTEMS
7. Deed Book & Page number(s) or Land Court Certificate number(s): BK 58521 / PG 358

The undersigned hereby apply to the Planning Board for a public hearing and an Planned Conservation Residential Community (PCRC) Special Permit under the BYLAW.

The undersigned hereby certify that the information on this application and plans submitted herewith is correct, and that the application complies with all applicable provisions of Statutes, Regulations, and Bylaws to the best of his/her knowledge. The above is subscribed to and executed by the undersigned under the penalties of perjury in accordance with Section 1-A of Chapter 268, General Laws of the Commonwealth of Massachusetts.

[Signature] \_\_\_\_\_ 2/27/12  
Signature of Applicant(s) Signature of Applicant(s) Date

RECORD OWNER'S KNOWLEDGE AND CONSENT

I hereby assert that I have knowledge of and give my consent to the application presented above.

[Signature] \_\_\_\_\_ 2/27/12  
Signature of Record Owner(s) Signature of Record Owner(s) Date



**Town of Acton**  
 472 Main Street  
 Acton, MA 01720  
 Telephone (978) 264-9622  
 Fax (978) 264-9630

Brian McMullen  
 Assistant Assessor

Parcel Location 12 SUMMER ST  
 Parcel I.D.: F2B-106

Location	Parcel ID	Owner	Co-Owner	Mailing Address	City	ST	Zip
33 SUMMER ST	F2-B-73-1	TUCKER DAVID J	JULIE E	10 DEVON DR	ACTON	MA	01720
51 WILLOW ST	F2-B-80	RICHEY JR JAMES L		51 WILLOW ST	ACTON	MA	01720
198 CENTRAL ST	F2-B-83	COCHRANE DAVID E	PAMELA	198 CENTRAL STREET	ACTON	MA	01720
54 WILLOW ST	F2-B-93	PORETTO YVONNE E	PORETTO JEFFERY	54 WILLOW ST	ACTON	MA	01720
23 SUMMER ST	F2-B-94	PORETTO YVONNE	PORETTO JEFFERY	54 WILLOW STREET	ACTON	MA	01720
19 SUMMER ST	F2-B-95	SWEENEY KATHRYN R		19 SUMMER ST	ACTON	MA	01720
48 WILLOW ST	F2-B-96	PERSHOUSE EDWARD C	PERSHOUSE ROMELIA F	48 WILLOW STREET	ACTON	MA	01720
194 CENTRAL ST	F2-B-97	SABATELLI ADRIANO A	ANDRADE JUDITH	194 CENTRAL ST	ACTON	MA	01720
186 CENTRAL ST	F2-B-98	BOWERS FREDERICK	C/O SATOW	12 PLEASANTVIEW TERR	ACTON	MA	01720
191 CENTRAL ST	F2-B-99	PION ROBERT E	LANDRY-PION ELAINE M	191 CENTRAL ST	FRAMINGHAM	MA	01701
60 WILLOW ST	F2-B-104	POLLARD JACK RUSSELLA		60 WILLOW ST	ACTON	MA	01720
20 SUMMER ST	F2-B-104-1	WALLACE DAVID A		20 SUMMER ST	ACTON	MA	01720
24 SUMMER ST	F2-B-104-2	DE SCHEPPER STAN CLEMENT CATHERINA	BUYSE CAROL MARGUERITE MARIE	24 SUMMER ST	ACTON	MA	01720
13 SUMMER ST	F2-B-107	CHAMPOUX KEITH R	CHAMPOUX CHRISTINE M	13 SUMMER ST	ACTON	MA	01720
97 WINDSOR AV	F2-B-109	YOURK RENEE A	YOURK JAMES A	97 WINDSOR AV	ACTON	MA	01720
68 WILLOW ST	F2-B-112	DUNN WILLIAM J	ANN B	68 WILLOW ST	ACTON	MA	01720
66 WILLOW ST	F2-B-112-1	DUNN WILLIAM J	ANN B	68 WILLOW ST	ACTON	MA	01720
169 CENTRAL ST	F2-B-114	MERRELL DONNA JEAN		169 CENTRAL ST	ACTON	MA	01720
80 WILLOW ST	G1-26	COLETTI SARAH J		80 WILLOW ST.	ACTON	MA	01720
78 WILLOW ST	G1-27	BANKS GARY P. + BANKS	NANCY H. AS TRUSTEES OF THE 2010 GARY B	78 WILLOW ST	ACTON	MA	01720
90 WILLOW ST	G1-44	BAJWA SUKHINDER		88 WILLOW ST	ACTON	MA	01720
88 WILLOW ST	G1-44.1	BAJWA SUKHINDER		88 WILLOW ST	ACTON	MA	01720
80 WILLOW ST	G1-46	COLETTI SARAH J		80 WILLOW ST	ACTON	MA	01720
102 WILLOW ST	G1-85	RED ACRE DEVELOPMENT		102 WILLOW ST	ACTON	MA	01720
100 WILLOW ST	G1-87	HAMEL SR GARY	PRIMMER JILL	100 WILLOW STREET	ACTON	MA	01720
106 WILLOW ST	G1-114	OSBORN JEREMY	OSBORN KRISTIN	106 WILLOW ST	ACTON	MA	01720
110 WILLOW ST	G1-309	LI MING	CHEN CHANGQING	110 WILLOW ST	ACTON	MA	01720
112 WILLOW ST	G1-309.6	SONG KENING	LI XIAO YAN	112 WILLOW ST	ACTON	MA	01720

**RECEIVED**

MAR - 1 2012

Town of Acton  
 Planning Department

Parcel Location 12 SUMMER ST  
Parcel ID F2B-106

Location	Parcel ID	Owner	Co-Owner	Mailing Address	City	ST	Zip
162 CENTRAL ST 168 CENTRAL ST BEHIND	G2-72	TOWN OF ACTON		472 MAIN STREET	ACTON	MA	01720
162 CENTRAL ST BEHIND	G2-103	TOWN OF ACTON		472 MAIN STREET	ACTON	MA	01720
162 CENTRAL ST BEHIND	G2-125	TOWN OF ACTON		472 MAIN STREET	ACTON	MA	01720

Abutters and owners of land directly opposite on any public or private street or way and abutters to the abutters within three hundred feet of the property line all as they appear on the most recent applicable tax list.

**HEARING NOTICES FOR ALL SPECIAL PERMITS MUST BE SENT TO THE PLANNING BOARD, TOWN HALL IN THE FOLLOWING TOWNS:**

Boxborough, MA 01729      Maynard, MA 01754      Concord, MA 01742      Littleton, MA 01460  
Carlisle, MA 01741      Stow, MA 01775      Westford, MA 01886      Sudbury, MA 01776

  
Kristen Caouette  
Acton Assessors Office  
2/28/2012

## DEVELOPMENT IMPACT REPORT

Please type or print information in blanks below.

1. Name of Proposed Subdivision CENTRAL STREET P.C.R.C.
2. Location BEHIND 12 SUMMER ST.
3. Name of Applicant(s) MT. LAUREL REALTY (STEVE MARSH)
4. Brief Description of the Proposed Project 3 SINGLE FAMILY DWELLINGS
5. Name of Individual Preparing this DIR DREW GARVIN  
 Address P.O. Box 236 Business Phone (978) 486-0203  
676 GREAT RD.  
LITTLETON, MA 01460
6. Professional Credentials E.I.T.

### A. Site Description

7. Present permitted and actual land uses by percentage of the site.

Uses	Percentage
Industrial	
Commercial	
Residential	100
Forest	
Agricultural	
Other (specify)	

8. Total acreage on the site: 11.94 acres.

Approximate Acreage	At Present	After Completion
Meadow or Brushland (non agriculture)		
Forested		
Agricultural (includes orchards, cropland, pasture)		
Wetland	68	68
Water Surface Area		
Flood Plain	68	68
Unvegetated (rock, earth, or fill)		
Roads, buildings and other impervious surfaces	2	5
Other (indicate type)		

SAME AREA ↗ ↘

9. List the zoning districts in which the site is located and indicate the percentage of the site in each district. *Note: be sure to include overlay zoning districts.*

District	Percentage
R-4	100
GROUNDWATER PROTECTION OVERLAY DIST. - ZONE 3	100

10. Predominant soil type(s) on the site: HINCKLEY (35A, 35C) - UPLANDS  
FREETOWN (46) - WETLANDS

Soil drainage (Use the US Soil Conservation Service's definition)

Soil Type	% of the Site
Well drained	30
Moderately well drained	
Poorly drained	70

11. Are there bedrock outcroppings on the site?  yes  no
12. Approximate percentage of proposed site with slopes between:

Slope	% of the Site
0 - 10%	83
10 - 15%	
greater than 15%	17

13. In which of the Groundwater Protection Districts in the site located? How close is the site to a public well? Zone(s) 3 Proximity to a public well: \_\_\_\_\_ feet
14. Does the project site contain any species of plant or animal life that is identified as rare or endangered? (Consult with the Massachusetts National Heritage Program and the Acton Natural Resources Director).  yes  no

If yes, specify: \_\_\_\_\_  
\_\_\_\_\_

15. Are there any unusual or unique features on the site such as trees larger than 30 inches D.B.H., bogs, kettle ponds, eskers, drumlins, quarries, distinctive rock formation or granite bridges?  yes  no

If yes, specify: \_\_\_\_\_  
\_\_\_\_\_

16. Are there any established foot paths running through the site or railroad right of ways?  yes  no If yes, specify: THERE IS AN EXISTING WALKING

PATH (4' W ±) THAT RUNS ALONG THE EDGE OF WETLANDS

17. Is the site presently used by the community or neighborhood as an open space or recreation area?  yes  no

Is the site adjacent to conservation land or a recreation area?  yes  no

If yes, specify: ADJACENT TO CEMETERY

18. Does the site include scenic views or will the proposed development cause any scenic vistas to be obstructed from view?  yes  no

If yes, specify: \_\_\_\_\_

19. Are there wetlands, lakes, ponds, streams, or rivers within or contiguous to the site?  yes  no

If yes, specify: MOST OF THE SITE IS A WETLAND FED BY MUDDY BROOK

20. Is there any farmland or forest land on the site protected under Chapter 61A or 61B of the Massachusetts General Laws?  yes  no

If yes, specify: \_\_\_\_\_

21. Has the site ever been used for the disposal of hazardous waste? Has a 21E Study been conducted for the site?  yes  no

If yes, specify results: \_\_\_\_\_

22. Will the proposed activity require use and/or storage of hazardous materials, or generation of hazardous waste?  yes  no

If yes, specify \_\_\_\_\_

23. Does the project contain any buildings or sites of historic or archaeological significance? (Consult with the Acton Historic Commission or the Action Historical Society.)  yes  no

If yes, please describe \_\_\_\_\_

24. Is the project contiguous to or does it contain a building in a local historic district or national register district?  yes  no

25. Is the project contiguous to any section of the Isaac Davis Trail?  
 yes  no If yes, please describe \_\_\_\_\_

**B. Circulation System**

26. What is the average weekday traffic and peak hour traffic volumes generated by the proposed subdivision?

Average weekday traffic		6
Average peak hour volumes	morning	6
Average peak hour volumes	evening	6

⇒ 3 HOMES  
2 CARS EACH

27. Existing street(s) providing access to proposed subdivision:

Name CENTRAL STREET Town Classification \_\_\_\_\_

28. Existing intersection(s): list intersections located within 1000 feet of any access to the proposed development:

Name of ways CENTRAL & WINDSOR, CENTRAL & SUMMER, SUMMER & WILLOW

29. Location of existing sidewalks within 1000 feet of the proposed site? \_\_\_\_\_

YES, SIDEWALK ALONG CENTRAL ST.

30. Location of proposed sidewalks and their connection to existing sidewalks:  
\_\_\_\_\_

31. Are there parcels of undeveloped land adjacent to the proposed site?  yes  no

Will access to these undeveloped parcels be provided within the proposed site?  
 yes  no If yes, please describe \_\_\_\_\_

If no, please explain why \_\_\_\_\_

**C. Utilities and Municipal Services**

32. If dwelling units are to be constructed, what is the total number of bedrooms proposed? 15

33. If the proposed use of the site is nonresidential, what will the site be specifically used for and how many feet of Gross floor area will be constructed? N/A

34. Storm Drainage

a. Describe nature, location and surface water body receiving current surface water of the site: LARGE WETLAND

b. Describe the proposed storm drainage system and how it will be altered by the proposed development: A STONE TRENCH WILL CATCH AND TREAT THE PROPOSED DRIVEWAY RUNOFF. ALL ROOF RUNOFF TO BE DIRECTED TO CULTEC DRYWELLS.

c. Will a NPDS Permit be required?      \_\_\_yes      ~~X~~no

35. In the event of fire, estimate the response time of the fire department (consult with Fire Dept.)  
\_\_\_\_\_

36. Schools (if residential)

a. Projected number of new school age children: 6

b. Distance to nearest school: \_\_\_\_\_

---

**E. Measures to Mitigate Impacts**

Attach brief descriptions of the measures that will be taken to:

37. Prevent surface water contamination.
38. Prevent groundwater contamination.
39. Maximize groundwater recharge.
40. Prevent erosion and sedimentation.
41. Maintain slope stability.
42. Design the project to conserve energy.
43. Preserve wildlife habitat.
44. Preserve wetlands.
45. Ensure compatibility with the surrounding land uses.
46. Control peak runoff from the site so that the post-development rate of runoff will be no greater than the predevelopment rate of runoff for the 10-year storm event.
47. Preserve historically significant structure sand features on the site.
48. To mitigate the impact of the traffic generated by the development.

Please use layman's terms where possible while still being accurate and comprehensive. Where appropriate, graphics shall be used. List sources of data, reference materials, and methodology used to determine all conclusions. Use additional sheets as necessary.

**R. WILSON & ASSOCIATES, Inc.**  
Land Surveyors and Civil Engineers  
676 Great Road, P.O. Box 236,  
Littleton, MA 01460  
Tel: 978-486-0203  
Fax: 978-486-0644

RECEIVED

February 27, 2012

Acton Planning Board  
Attn: Roland Bartl  
Acton Town Hall  
472 Main Street  
Acton, MA 01720

MAR - 1 2012

Town of Acton  
Planning Department

Re: Central Street P.C.R.C.  
Site Description and  
Drainage Calculations

Dear Members of the Board:

I have enclosed drainage calculations along with this site description for the proposed Central Street P.C.R.C. application.

Existing Conditions

The existing parcel, consisting of approximately 11.9 acres, is comprised of mostly wetlands. It contains a raised, level knoll towards the rear of the property approximately 18 feet above the wetlands in elevation. The knoll is underlain with good soils, consisting of sand and gravel, with a percolation rate of less than 2 minutes per inch and groundwater at a depth of over 10 feet.

Proposed Site Improvements

We are proposing three new single family homes to be accessed off of Central Street (adjacent to the cemetery entrance) via a 1,400 foot shared driveway. A stone trench is proposed along the entire length of the driveway to treat the storm water runoff. The driveway will also be pitched away from the wetlands (superelevated). Each home will have a Cultec chamber drywell to treat the roof runoff.

The attached drainage calculations provide the post construction peak flow runoff for the 10 year storm event. Calculations were performed using HydroCAD software, utilizing U.S. Soil Conservation Service hydrology method TR-55. All runoff from the proposed improvements (driveways and roofs) will be fully contained and treated for the 10 year storm event. The proposed dwellings and drainage components will not have any negative impacts on the wetlands or abutting properties.

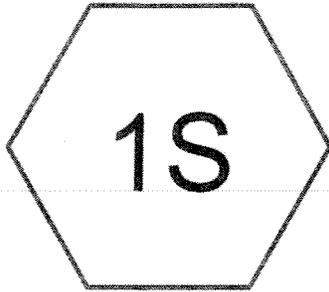
Please call me with any questions you may have regarding these calculations for this application.

Sincerely,

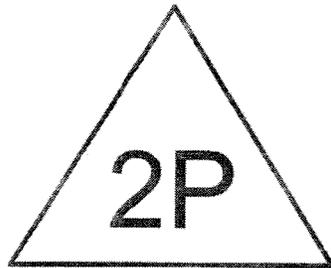


Drew Garvin  
R. Wilson & Associates, Inc.

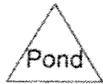
cc: File #1851



proposed driveway



stone trench



Drainage Diagram for 1851post

Prepared by {enter your company name here} 2/27/2012  
HydroCAD® 7.00 s/n 002583 © 1986-2003 Applied Microcomputer Systems

**1851post**

Type II 24-hr 10 yr Rainfall=4.80"

Prepared by {enter your company name here}

Page 2

HydroCAD® 7.00 s/n 002583 © 1986-2003 Applied Microcomputer Systems

2/27/2012

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1S: proposed driveway**

Runoff Area=16,920 sf Runoff Depth=4.19"

Tc=5.0 min CN=98 Runoff=2.68 cfs 0.136 af

**Pond 2P: stone trench**

Peak Elev=188.15' Storage=40 cf Inflow=2.68 cfs 0.136 af

Outflow=2.66 cfs 0.136 af

**Total Runoff Area = 0.388 ac Runoff Volume = 0.136 af Average Runoff Depth = 4.19"**

**Subcatchment 1S: proposed driveway**

Runoff = 2.68 cfs @ 11.95 hrs, Volume= 0.136 af, Depth= 4.19"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type II 24-hr 10 yr Rainfall=4.80"

Area (sf)	CN	Description
16,920	98	Paved parking & roofs

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, driveway

**Pond 2P: stone trench**

Inflow Area = 0.388 ac, Inflow Depth = 4.19" for 10 yr event  
 Inflow = 2.68 cfs @ 11.95 hrs, Volume= 0.136 af  
 Outflow = 2.66 cfs @ 11.95 hrs, Volume= 0.136 af, Atten= 1%, Lag= 0.2 min  
 Discarded = 2.66 cfs @ 11.95 hrs, Volume= 0.136 af

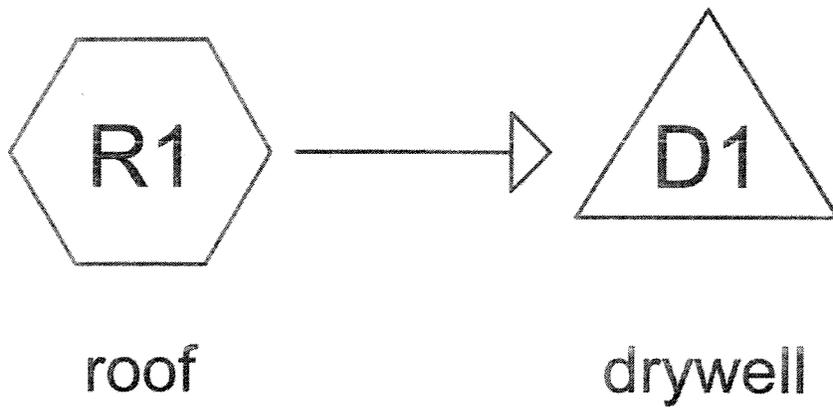
Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Peak Elev= 188.15' @ 11.95 hrs Surf.Area= 4,230 sf Storage= 40 cf  
 Plug-Flow detention time= 0.3 min calculated for 0.136 af (100% of inflow)  
 Center-of-Mass det. time= 0.2 min ( 729.8 - 729.6 )

#	Invert	Avail.Storage	Storage Description
1	188.13'	4,230 cf	Custom Stage Data (Prismatic) Listed below 10,575 cf Overall x 40.0% Voids

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
188.13	4,230	0	0
190.63	4,230	10,575	10,575

#	Routing	Invert	Outlet Devices
1	Discarded	0.00'	0.040000 fpm Exfiltration over entire Surface area

Discarded OutFlow Max=2.82 cfs @ 11.95 hrs HW=188.15' (Free Discharge)  
 ↑-1=Exfiltration (Exfiltration Controls 2.82 cfs)



1851drywell

Type II 24-hr 10 yr Rainfall=4.80"

Prepared by {enter your company name here}

Page 2

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2/27/2012

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment R1: roof

Runoff Area=2,250 sf Runoff Depth=4.19"

Flow Length=40' Tc=5.0 min CN=98 Runoff=0.36 cfs 0.018 af

Pond D1: drywell

Peak Elev=206.03' Storage=0.005 af Inflow=0.36 cfs 0.018 af

Outflow=0.08 cfs 0.018 af

Total Runoff Area = 0.052 ac Runoff Volume = 0.018 af Average Runoff Depth = 4.19"

**1851drywell**

Type II 24-hr 10 yr Rainfall=4.80"

Prepared by {enter your company name here}

Page 3

HydroCAD® 7.00 s/n 002583 © 1986-2003 Applied Microcomputer Systems

2/27/2012

**Subcatchment R1: roof**

Runoff = 0.36 cfs @ 11.95 hrs, Volume= 0.018 af, Depth= 4.19"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type II 24-hr 10 yr Rainfall=4.80"

Area (sf)	CN	Description
2,250	98	Paved parking & roofs

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	40		0.1		Direct Entry, roof

**Pond D1: drywell**

Inflow Area = 0.052 ac, Inflow Depth = 4.19" for 10 yr event  
 Inflow = 0.36 cfs @ 11.95 hrs, Volume= 0.018 af  
 Outflow = 0.08 cfs @ 11.70 hrs, Volume= 0.018 af, Atten= 78%, Lag= 0.0 min  
 Discarded = 0.08 cfs @ 11.70 hrs, Volume= 0.018 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Peak Elev= 206.03' @ 12.11 hrs Surf.Area= 0.003 ac Storage= 0.005 af  
 Plug-Flow detention time= (not calculated: outflow precedes inflow)  
 Center-of-Mass det. time= (not calculated)

#	Invert	Avail.Storage	Storage Description
1	203.50'	0.002 af	5.00'W x 23.75'L x 3.00'H Prismatic 0.008 af Overall - 0.003 af Embedded = 0.005 af x 40.0% Voids
2	204.00'	0.003 af	47.8"W x 30.0"H x 6.25'L Cultec R-330 x 3 Inside #1
		0.005 af	Total Available Storage

#	Routing	Invert	Outlet Devices
1	Discarded	0.00'	0.040000 fpm Exfiltration over entire Surface area

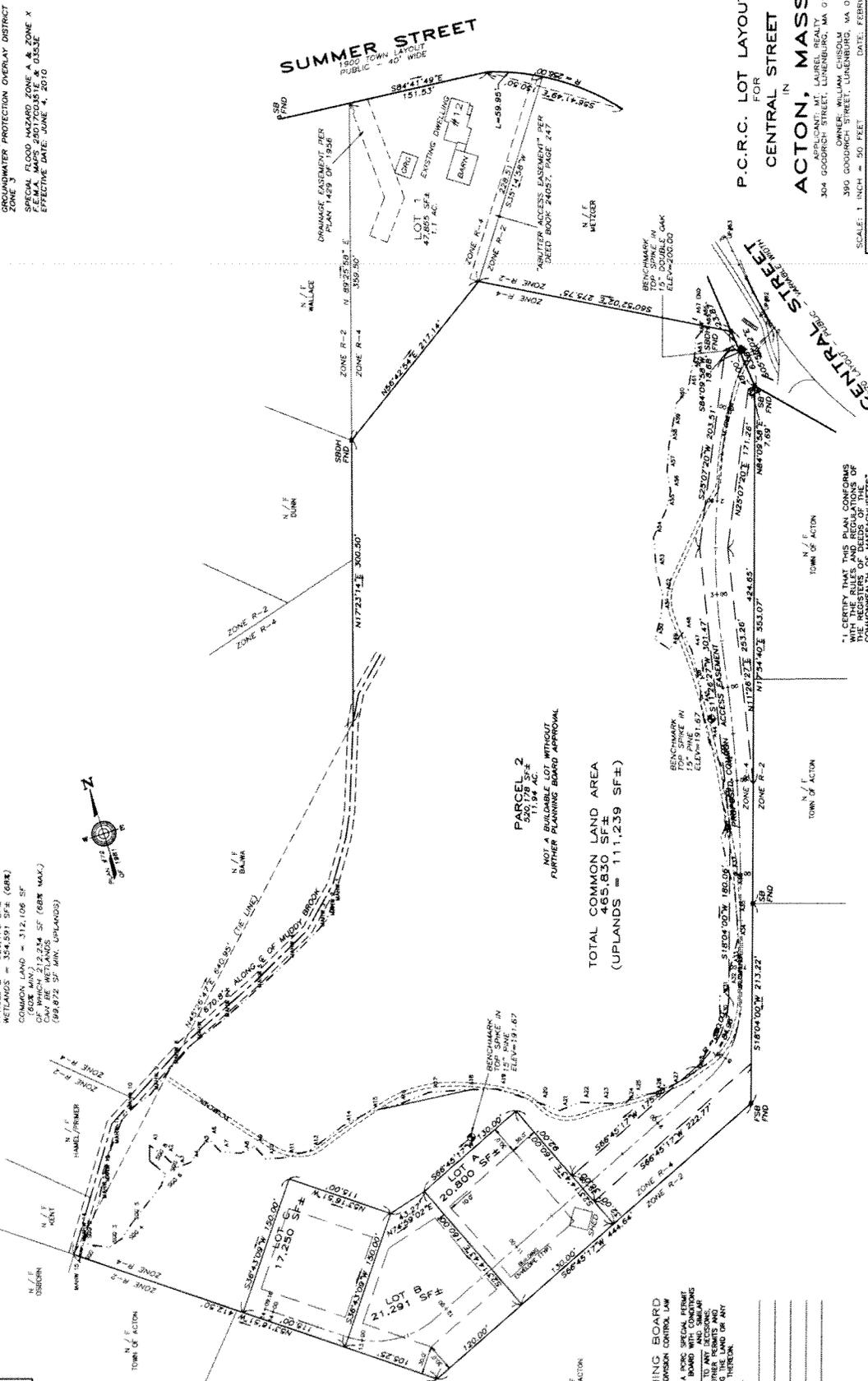
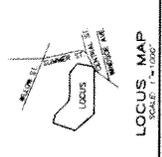
Discarded OutFlow Max=0.08 cfs @ 11.70 hrs HW=203.57' (Free Discharge)

↑1=Exfiltration (Exfiltration Controls 0.08 cfs)

DEED REFERENCE: BOOK 58521, PAGE 358  
 PLAN REFERENCE: ACTON, MASSACHUSETTS  
 BY STAMAT AND McNARY, INC.  
 ENDORSED SEPTEMBER 16, 2011  
 ZONING REFERENCE: MAP F28, PARCEL 106  
 GROUNDWATER PROTECTION OVERLAY DISTRICT  
 ZONE 3  
 SPECIAL FLOOD HAZARD ZONE A & ZONE X  
 EFFECTIVE DATE: JUNE 4, 2010

POPC UNIT CALCULATION:  
 40,000 SF  
 = 0.6 UNITS (ROUND UP)  
 = 17 UNITS ALLOWED

POPC COMMON LAND CALCULATION:  
 11,239 SF  
 = 0.2 UNITS (ROUND UP)  
 COMMON LAND = 304,504 SF (68%)  
 (60% MAX)  
 OF WHICH 272,224 SF (68% MAX.)  
 (60% MAX.)



PARCEL 2  
 520,778 SF ±  
 11.94 AC  
 NOT A BOUNDARY LINE WITHOUT  
 FURTHER PLANNING BOARD APPROVAL

TOTAL COMMON LAND AREA  
 485,830 SF ±  
 (UPLANDS = 111,239 SF ±)

**ACTION PLANNING BOARD**  
 NOT REQUIRED FOR THE SUBMISSION CONTROL LAW  
 THIS PLAN IS SUBJECT TO A POPC SPECIAL PERMIT  
 AND LIMITATIONS DETERMINED BY THE BOARD AND SHALL BE  
 SUBJECT TO ANY OTHER SPECIAL PERMITS GOVERNING THE LAND OR ANY  
 BUILDINGS OR STRUCTURES THEREON.  
 DATE: \_\_\_\_\_

**P.C.R.C. LOT LAYOUT**  
 FOR  
**CENTRAL STREET**  
 IN  
**ACTON, MASS.**

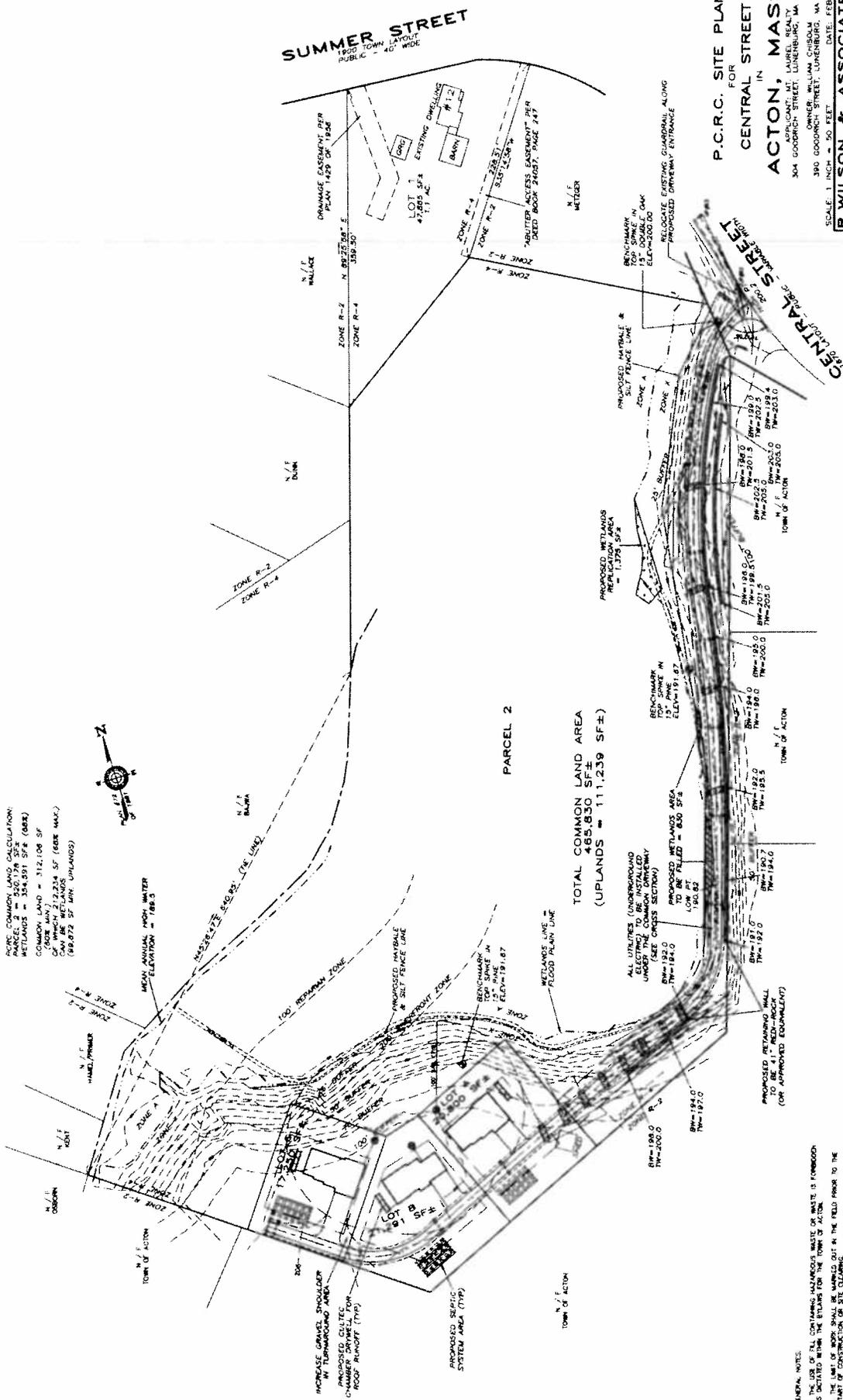
APPLICANT: MT. LAUREL REALTY  
 304 GOODRICH STREET, LUNenburg, MA 01462  
 OWNER: WILLIAM CHISOLM  
 390 GOODRICH STREET, LUNenburg, MA 01462  
 SCALE: 1" = 20' FEET DATE: FEBRUARY 23, 2012  
**R. WILSON & ASSOCIATES, INC.**  
 878 GREAT ROAD, P.O. BOX 236, LITTLETON, MA 01460  
 PHONE: 978-486-0203 FAX: 978-486-0544  
 FILE NO. 1851 DWG. NO. 351TRANS SHEET NO. 1 OF 2

"I CERTIFY THAT THIS PLAN CONFORMS  
 WITH THE RULES AND REGULATIONS OF  
 THE PLANNING BOARD OF THE  
 COMMONWEALTH OF MASSACHUSETTS"

RUSSELL D. WILSON, P.L.S. 34828

PER UNIT CALCULATION:  
 40,000 SF  
 = 11 UNITS PER UNIT  
 = 11 UNITS ALLOWED

ACRE COMMON LAND CALCULATION:  
 485,830 SF  
 = 11.1239 ACRES  
 COMMON LAND = 312,106 SF  
 WETLANDS = 324,331 SF (BASE)  
 (BASE MAX) = 312,106 SF  
 OF WHICH 212,238 SF (BASE MAX.)  
 (88,875 SF W/IN UPLANDS)

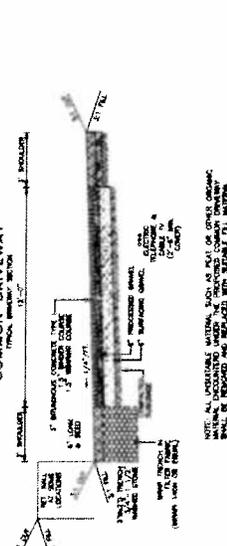
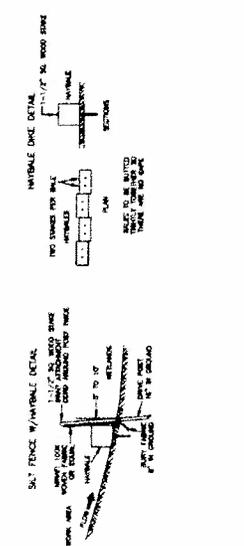
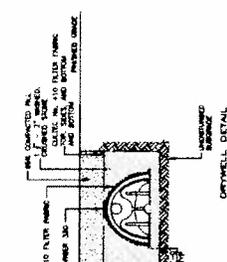
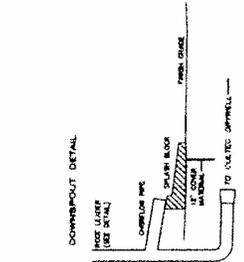
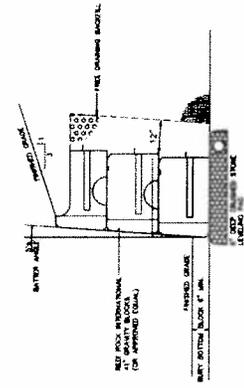
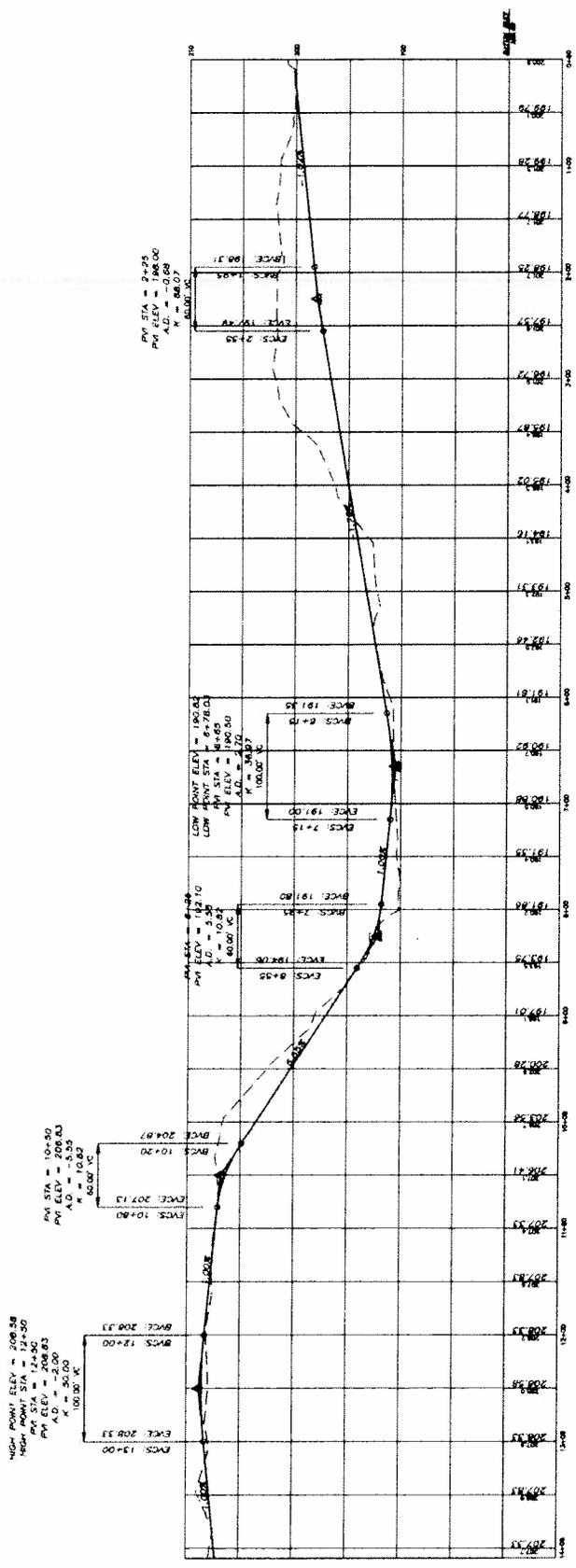


PARCEL 2  
 TOTAL COMMON LAND AREA  
 485,830 SF±  
 (UPLANDS = 111,239 SF±)

P.C.R.C. SITE PLAN  
 FOR  
 CENTRAL STREET  
 IN  
 ACTON, MASS.

APPLICANT: MT. LAUREL REALTY  
 304 GOODRICH STREET, LUNENBURG, MA 01482  
 OWNER: WILLIAM CHISBOLM  
 390 GOODRICH STREET, LUNENBURG, MA 01482  
 SCALE: 1" = 40' SEE DATE FEBRUARY 23, 2012  
**R. WILSON & ASSOCIATES, INC.**  
 876 GREAT ROAD, P.O. BOX 239, LITTLETON, MA 01460  
 PHONE: 978-486-0203 FAX: 978-486-0844  
 SHEET NO. 101 DWP NO. 101PWA SKETCH NO. 2 OF 2

- GENERAL NOTES:
1. THE USE OF FILL CONTAINING HAZARDOUS WASTE OR WASTE IS PROHIBITED AS DECLARED BY THE BOARD FOR THE TOWN OF ACTON.
  2. THE LIMIT OF WORK SHALL BE MARKED OUT IN THE FIELD PRIOR TO THE COMMENCEMENT OF SITE CLEARING.
  3. ANY USE OF FILL OR OTHER MATERIALS IS RESTRICTED TO THE HOURS OF DAY TO PREVENT NEIGHBORING DISTURBANCE.



**P.C.R.C. DRIVEWAY PROFILE & DETAILS**  
**IN**  
**ACTON, MASS.**  
 APPLICANT: MT. LAUREL REALTY  
 304 GOODRICH STREET, LUNENBURG, MA 01462  
 OWNER: WILLIAM CHISHOLM  
 390 GOODRICH STREET, LUNENBURG, MA 01462  
 SCALE: 1" = 10'-0" (VERTICAL) DATE: FEBRUARY 15, 2012  
**R. WILSON & ASSOCIATES, INC.**  
 878 GREAT ROAD, P.O. BOX 238 LITTLETON, MA 01460  
 PHONE: 978-486-0203 FAX: 978-486-0644  
 FILE NO. 1051 SHEET NO. 3 OF 3